

Only 3 buildings remaining!

For Lease or Build-to-Suit

CONROE'S NEW INDUSTRIAL HUB



northstar
INDUSTRIAL PARK

100 FM 3083, CONROE, TX 77303



Conroe's New Industrial Hub



Possible **tax incentives**
with **business-friendly**
Economic Development Council

NorthStar Industrial Park is a Class A industrial park in northeast Conroe. Located just minutes from Conroe-North Houston Airport and with quick ingress/egress to I-45 from Loop 336 and FM 3083 access points, NorthStar Industrial Park is an ideal location for all your light manufacturing, warehouse, distribution and flex office needs.

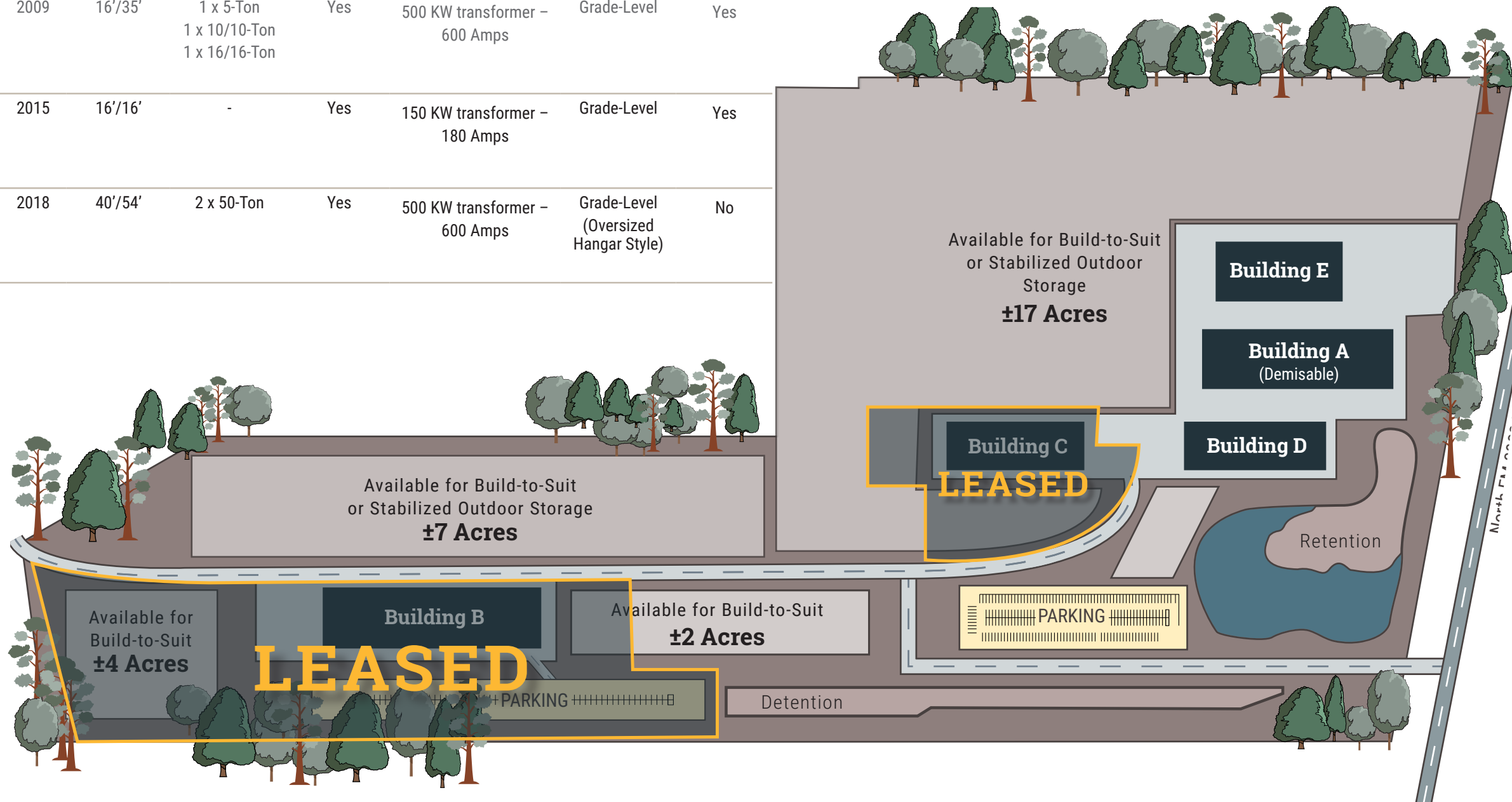
- 197,887 SF of manufacturing and assembly space across five (5) insulated metal buildings
- 79.14 AC with master detention and utilities throughout site
- 15 overhead cranes from 5-ton to 50-ton capacities
- Build-to-suit options available (31.5 AC developable land)



Site Plan

Property	Year Built	Hook Height/Clear Height (ft)	Cranes	Sprinklers	Power (Amps)	Loading	HVAC Warehouse
Building A 28,144-56,289 SF (Demisable) 3,200 SF Office	2009	21'/35'	4 x 10-Ton 2 x 16-Ton 1 x 25-Ton	Yes	750 KW transformer – 900 Amps	Grade-Level	Yes
- LEASED - Building B 64,177 SF Total 3,200 SF Office	2009	21'/32'	2 x 16-Ton 1 x 20/5-Ton	Yes	1500 KW transformer – 1,800 Amps	Grade-Level	Partial
- LEASED - Building C 18,017 SF Total 907 SF Office	2009	16'/35'	1 x 5-Ton 1 x 10/10-Ton 1 x 16/16-Ton	Yes	500 KW transformer – 600 Amps	Grade-Level	Yes
Building D 27,200 SF Total 5,600 SF Office	2015	16'/16'	-	Yes	150 KW transformer – 180 Amps	Grade-Level	Yes
Building E 32,204 SF Total 1,520 SF Office	2018	40'/54'	2 x 50-Ton	Yes	500 KW transformer – 600 Amps	Grade-Level (Oversized Hangar Style)	No

NorthStar Industrial Park is able to accommodate **both** manufacturing and distribution use

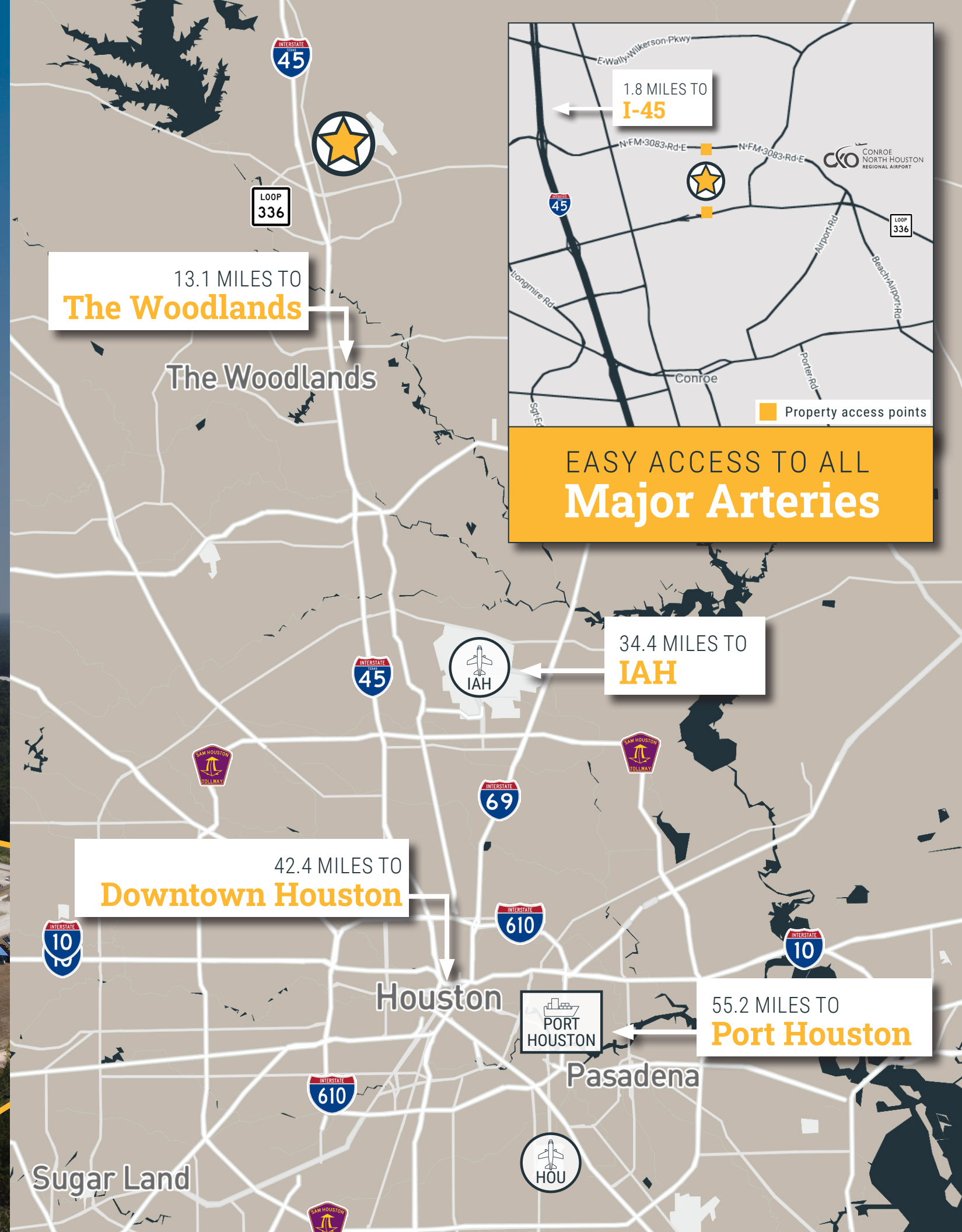


Conroe is

one of the fastest growing cities

in the United States.

Ranked 3rd Fastest-Growing City in the United States, by SmartAsset



AN INDUSTRIAL PARK TAILORED FOR **YOUR GROWTH**



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